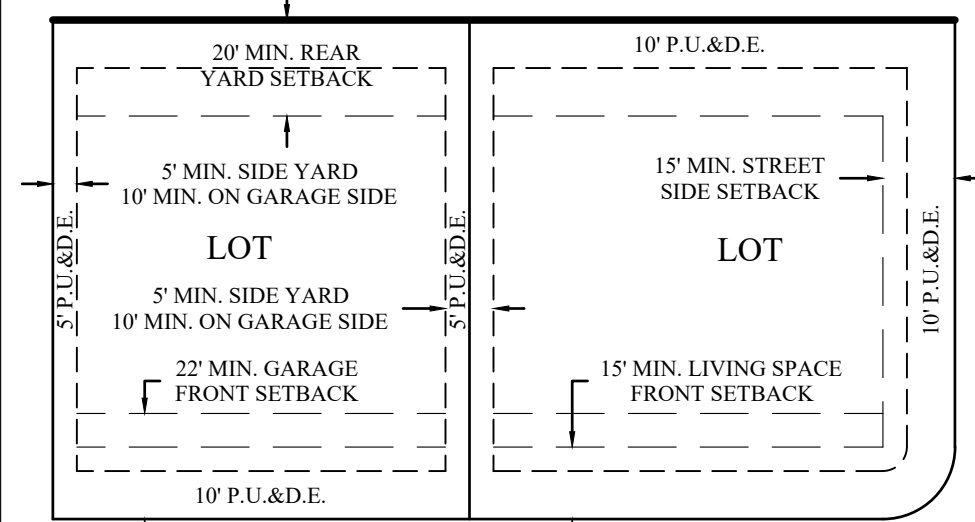


VICINITY MAP  
N.T.S.



TYPICAL BUILDING SETBACKS  
N.T.S.



GRAPHIC SCALE



(IN FEET)  
1 inch = 80 ft.

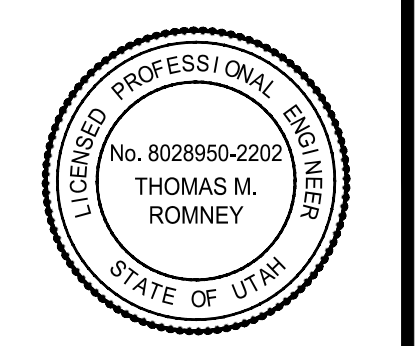
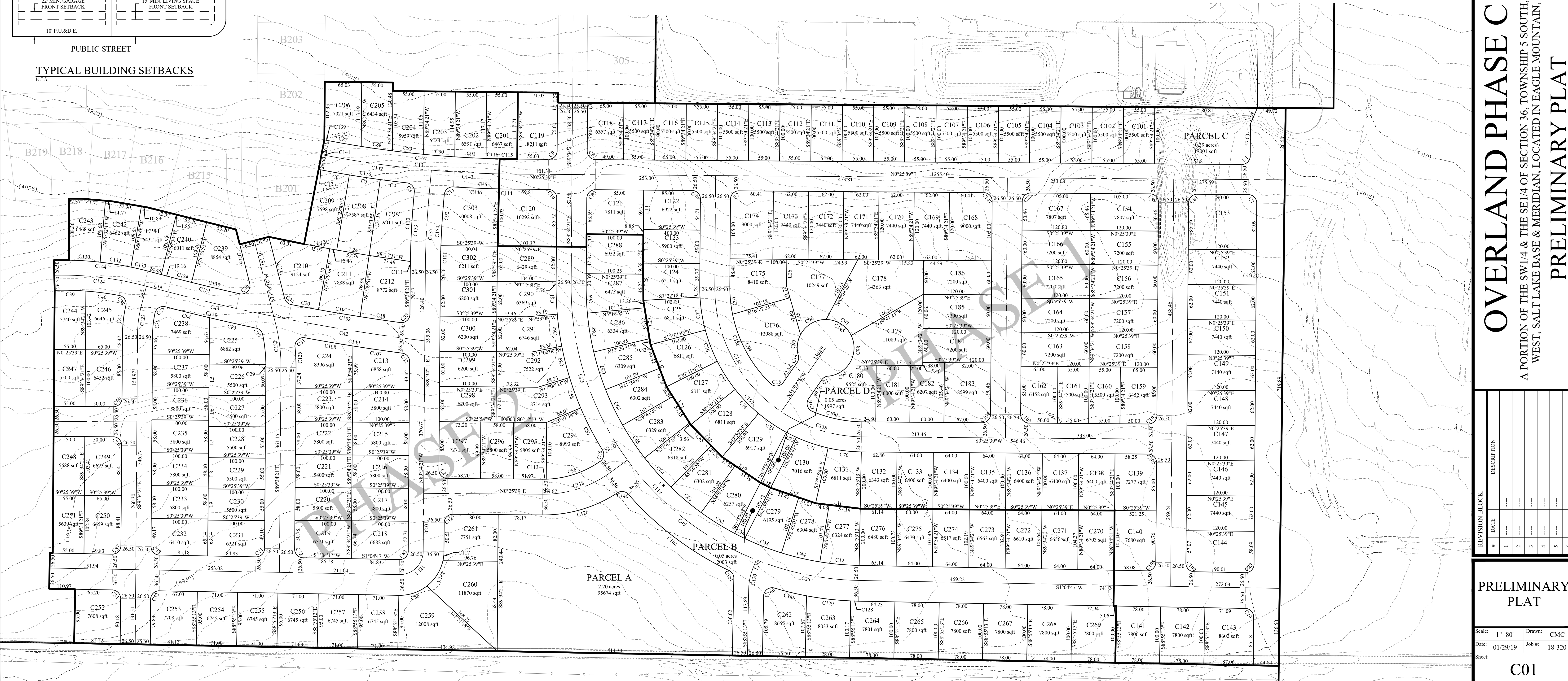
PLAT CALCULATIONS

TOTAL ACREAGE:	46.14± ACRES
BUILDABLE ACREAGE:	46.14± ACRES
ACREAGE IN ROW:	13.10± ACRES
TOTAL ACREAGE IN LOTS:	30.36± ACRES
TOTAL OPEN SPACE:	2.68± ACRES
TOTAL IMPROVED OPEN SPACE:	2.68± ACRES
AVERAGE LOT SIZE:	0.16± ACRES (6,825 SF)
LARGEST LOT SIZE:	0.33± ACRES (14,363 SF)
SMALLEST LOT SIZE:	0.13± ACRES (5,500 SF)
OVERALL DENSITY:	4.18 LOTS/ACRE
TOTAL # OF LOTS:	189 LOTS

NOTES:

SEE SHEET C01.1 FOR CURVE AND LINE TABLES.

LOTS C144 - C153 WILL NOT FRONT ONTO MID VALLEY ROAD AND MUST FRONT ONTO BURKHILL DRIVE



OVERLAND PHASE C  
A PORTION OF THE SW 1/4 & THE SE 1/4 OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN EAGLE MOUNTAIN, UTAH  
PRELIMINARY PLAT

REVISION BLOCK	
#	DESCRIPTION
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PRELIMINARY PLAT

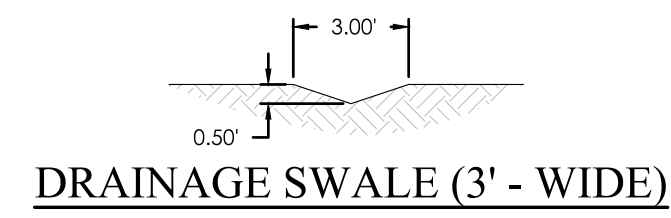
Scale: 1"=80' Drawn: CMC  
Date: 01/29/19 Job #: 18-320  
Sheet: C01

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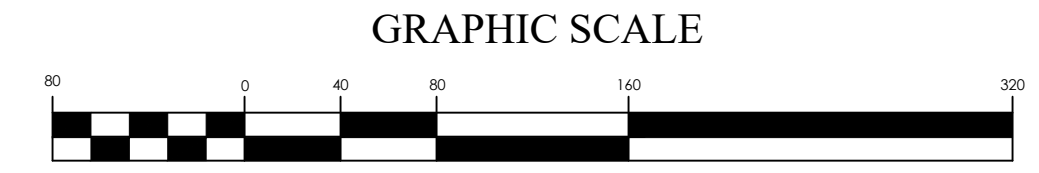
**ROW WIDTHS**

BOULTER PEAK LANE:	53 FEET
KELSEY DRIVE:	53 FEET
SHEPS RIDGE ROAD:	53&63 FEET
BISMARCK PEAK:	63 FEET
PINYON WAY:	53 FEET
WANLASS HILL:	53 FEET
PACKARD DRIVE:	53 FEET
BUCKHORN MOUNTAIN:	53&63 FEET
LONG RIDGE:	63 FEET
WHITE ROCK:	53 FEET
BLACK ROCK HILL:	53 FEET
GRANITE PEAK:	53 FEET
BURKHILL DRIVE:	53 FEET
MID VALLEY ROAD:	134 FEET
BOOT WAY:	53 FEET



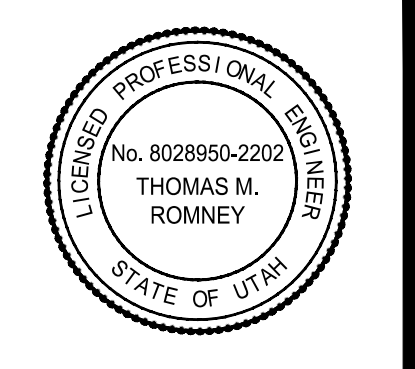
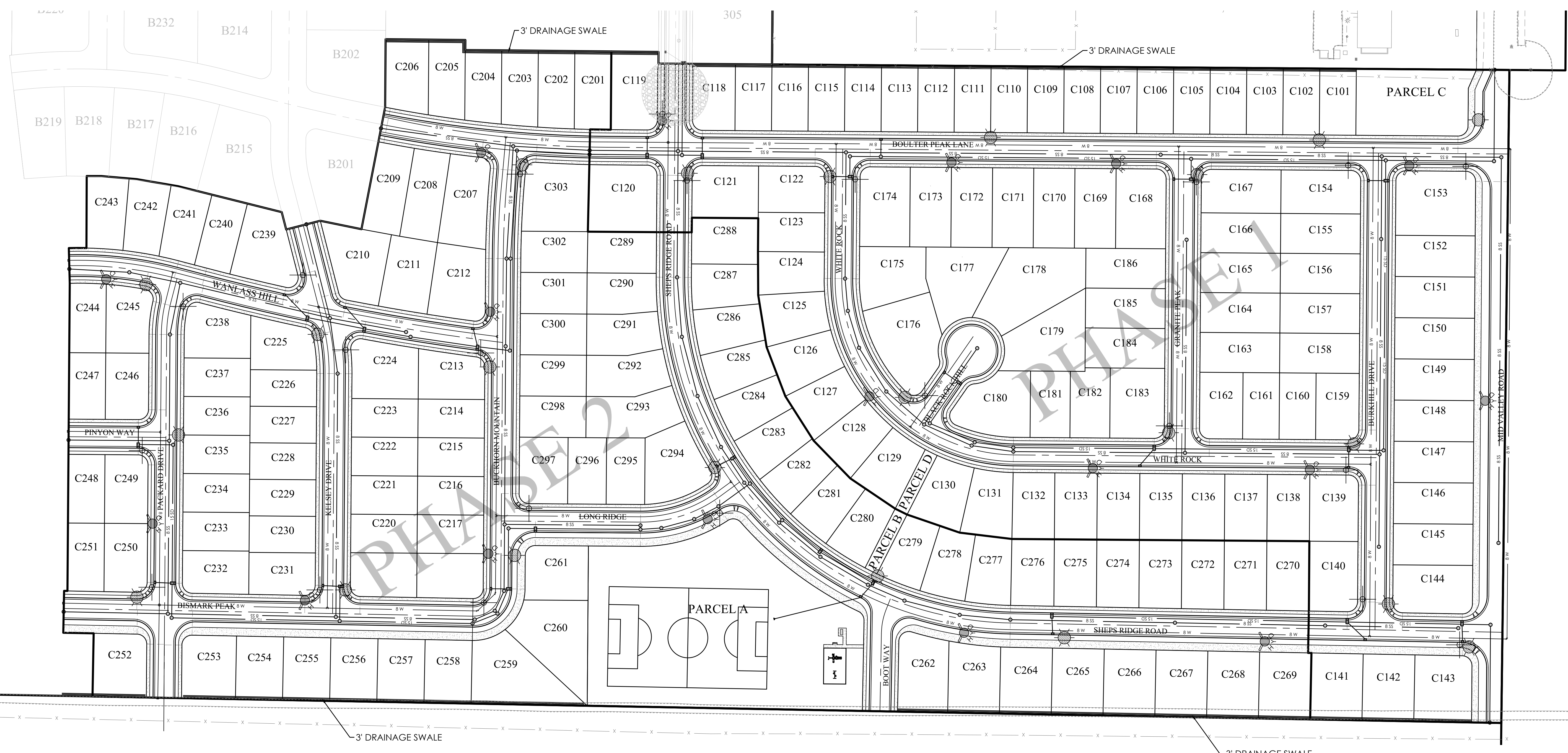
**LEGEND**

——	BOUNDARY
——	ROW
——	CENTERLINE
——	LOT LINE
---	EASEMENT
15SD	15" STORM DRAIN
8SS	8" SANITARY SEWER
8CW	8" CULINARY WATER
8SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXXX	CONTOUR MINOR
Ex-SD	EXIST. STORM DRAIN
Ex-SS	EXIST. SANITARY SEWER
Ex-CW	EXIST. CULINARY WATER
X	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXXX)	EXIST. CONTOUR MINOR
+	SIGN
+	STREET SIGN (W/ OR WO STOP SIGN)
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
+	SEWER MANHOLE
+	VALVE, TEE & BEND
+	WATER BLOW-OFF
+	FIRE HYDRANT
+	STREET MONUMENT (TO BE SET)
+	EXIST. STREET MONUMENT
+	EXIST. SD INLET & MH
+	EXIST. SEWER MH
+	EXIST. VALVE, TEE, & BEND
+	EXIST. FIRE HYDRANT
○	SPOT ELEVATION



**NOTES:**

LOTS C144 - C153 WILL NOT FRONT ONTO MID VALLEY ROAD AND MUST FRONT ONTO BURKHILL DRIVE



**OVERLAND PHASE C**  
A PORTION OF THE SW 1/4 & THE SE 1/4 OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN EAGLE MOUNTAIN, UTAH  
**PRELIMINARY SITE AND UTILITY PLAN**

REVISION BLOCK	#	DATE	DESCRIPTION
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**PRELIMINARY SITE AND UTILITY PLAN**

Scale:	1"=80'	Drawn:	CMC
Date:	01/29/19	Job #:	18-320
Sheet:			

Z:\2018\18-320 Overland Phase C.dwg (Phase C) - PRELIM SITE AND UTILITY PLAN.dwg

**MAJOR BASIN CHARACTERISTICS:**

THE PROPERTY FALLS WITHIN "ZONE X" OF THE CURRENT FEMA FLOOD-PLAIN MAP (PANEL No. 4955170115B). "ZONE X" CONTAINS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN.

**SUB-BASIN DESCRIPTIONS:**

THE PROPERTY CURRENTLY RESIDES ON UNDEVELOPED LAND ON THE WEST SIDE OF PONY EXPRESS PARKWAY. HISTORICALLY THE PROPERTY DRAINS FROM NORTH TO SOUTH AND WEST TO EAST. THERE ARE CURRENTLY NO KNOW WASHES OR UNDERGROUND STORM DRAIN FACILITIES IN THE AREA. THE HOMES WILL BE GRADED IN SUCH A FASHION AS TO PROMOTE POSITIVE DRAINAGE AWAY FROM ANY STRUCTURE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

**PROPOSED SYSTEM NARRATIVE:**

THE PROPOSED STORM DRAIN CONVEYANCE SYSTEM WILL BE DESIGNED TO ACCOMMODATE THE 10-YEAR STORM EVENT AND IN ACCORDANCE WITH EAGLE MOUNTAIN STANDARDS AND SPECIFICATIONS. NO MAJOR EARTHWORK IS EXPECTED ON THE SITE, WHICH WOULD ALTER THE HISTORICAL DRAINAGE PATTERNS. VARIOUS RETENTION FACILITIES WILL BE CONSTRUCTED TO ACCOMMODATE THE NEEDS OF THIS VILLAGE.

**EROSION CONTROL NARRATIVE:**

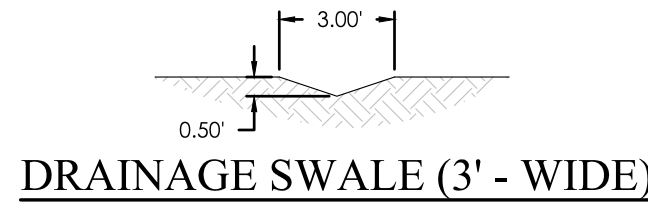
EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED IN ACCORDANCE WITH AN APPROVED STORM WATER POLLUTION PREVENTION PLAN. THESE BEST MANAGEMENT PRACTICES (BMP'S) SHALL CONTROL BOTH ONSITE WATER AND OFFSITE WATER ENTERING THE PROPOSED DEVELOPMENT AND SHALL PREVENT ANY SILTS AND/OR DEBRIS FROM ENTERING INTO THE PUBLIC STORM WATER SYSTEM.

**SLOPE ANALYSIS:**

THE PROPERTY CONTAINS NO SLOPES GREATER THAT 15%.

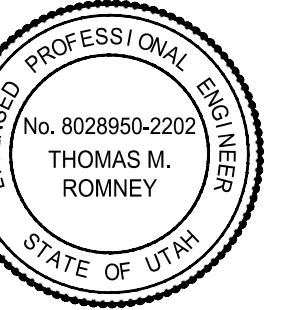
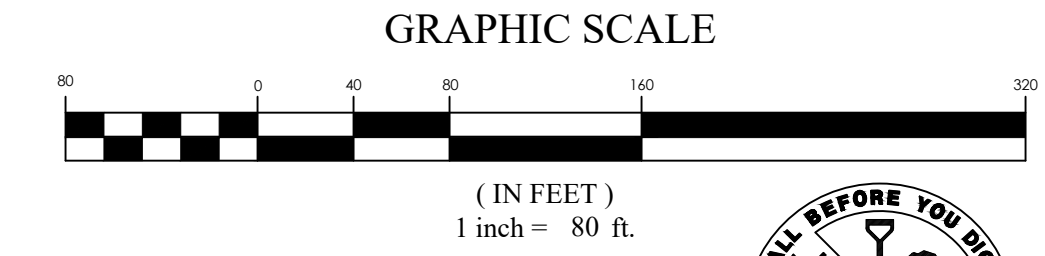
**DRAINAGE CALCULATIONS:**

SEE SHEET C04 FOR PRELIMINARY DRAINAGE CALCULATIONS.

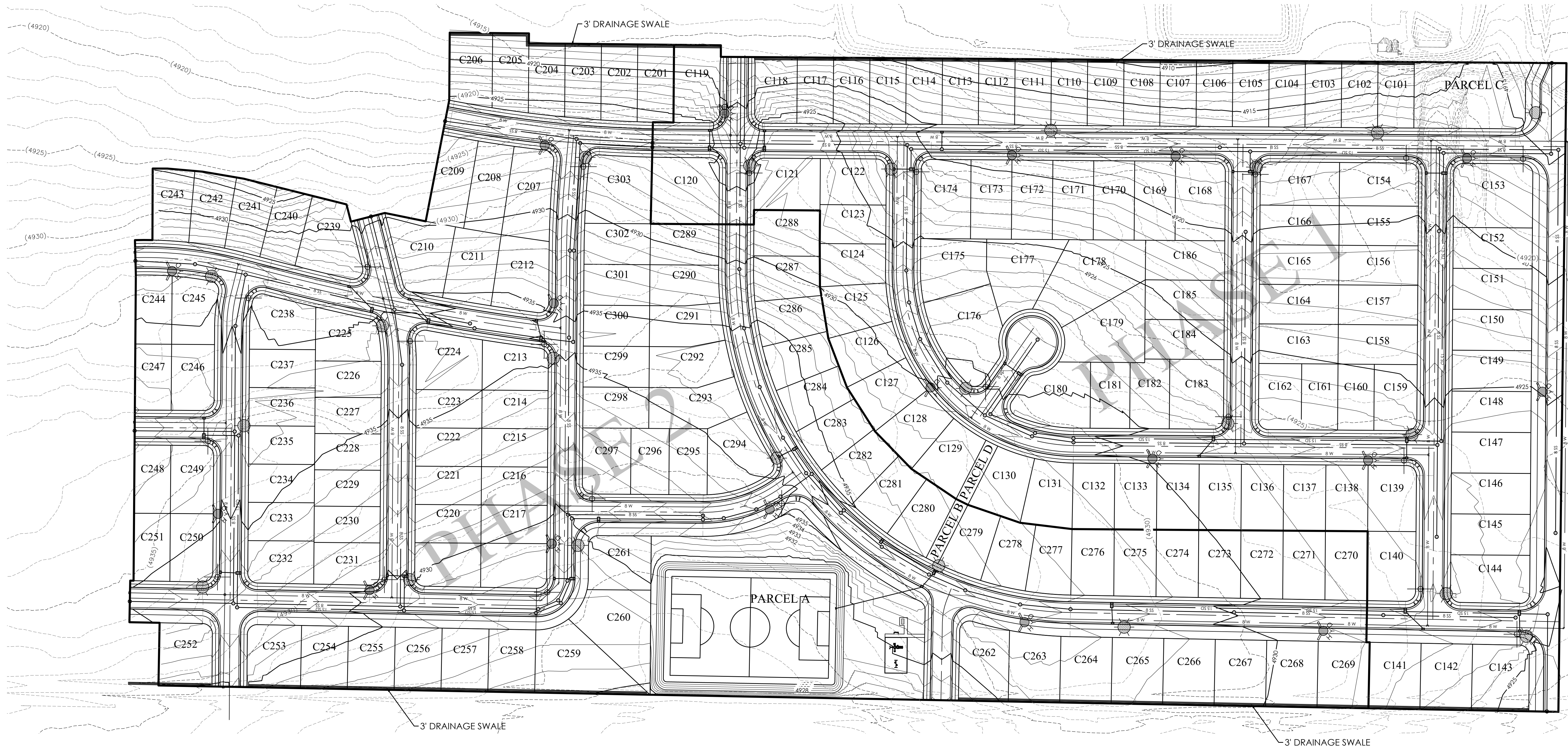


**LEGEND**

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 W	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
XXXX	EXIST. CONTOUR MAJOR
XXXX	EXIST. CONTOUR MINOR
+	SIGN
+	STREET SIGN (W/ OR WO STOP SIGN)
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
+	SEWER MANHOLE
+	VALVE, TEE & BEND
+	WATER BLOW-OFF
+	FIRE HYDRANT
+	STREET MONUMENT (TO BE SET)
+	EXIST. STREET MONUMENT
+	EXIST. SD INLET & MH
+	EXIST. SEWER MH
+	EXIST. VALVE, TEE, & BEND
+	EXIST. FIRE HYDRANT
o XXXX.XX	SPOT ELEVATION



**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
32 WEST CENTER STREET  
MIDVALE, UTAH 84047 PH: (801) 352-0075  
www.focusutah.com



**OVERLAND PHASE C**  
A PORTION OF THE SW 1/4 & THE SE 1/4 OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN EAGLE MOUNTAIN, UTAH  
**PRELIMINARY GRADING AND DRAINAGE PLAN**

REVISION BLOCK	
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**PRELIMINARY GRADING AND DRAINAGE PLAN**  
Scale: 1"=80' Drawn: CMC  
Date: 01/29/19 Job #: 18-320  
Sheet: **C03**

Z:\\_2018\18-320 Overland Phase C.dwg 18-320 Overland Phase C.dwg 18-320 Overland Phase C.dwg 18-320 Overland Phase C.dwg 18-320 Overland Phase C.dwg

### MAJOR BASIN CHARACTERISTICS:

THE PROPERTY FALLS WITHIN "ZONE X" OF THE CURRENT FEMA FLOOD-PLAIN MAP (PANEL No. 4955170115B). "ZONE X" CONTAINS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN.

### SUB-BASIN DESCRIPTIONS:

THE PROPERTY CURRENTLY RESIDES ON UNDEVELOPED LAND ON THE WEST SIDE OF PONY EXPRESS PARKWAY. HISTORICALLY THE PROPERTY DRAINS FROM NORTH TO SOUTH AND WEST TO EAST. THERE ARE CURRENTLY NO KNOW WASHES OR UNDERGROUND STORM DRAIN FACILITIES IN THE AREA. THE HOMES WILL BE GRADED IN SUCH A FASHION AS TO PROMOTE POSITIVE DRAINAGE AWAY FROM ANY STRUCTURE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

### PROPOSED SYSTEM NARRATIVE:

THE PROPOSED STORM DRAIN CONVEYANCE SYSTEM WILL BE DESIGNED TO ACCOMMODATE THE 10-YEAR STORM EVENT AND IN ACCORDANCE WITH EAGLE MOUNTAIN STANDARDS AND SPECIFICATIONS. NO MAJOR EARTHWORK IS EXPECTED ON THE SITE, WHICH WOULD ALTER THE HISTORICAL DRAINAGE PATTERNS. VARIOUS RETENTION FACILITIES WILL BE CONSTRUCTED TO ACCOMMODATE THE NEEDS OF THIS VILLAGE.

### EROSION CONTROL NARRATIVE:

EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED IN ACCORDANCE WITH AN APPROVED STORM WATER POLLUTION PREVENTION PLAN. THESE BEST MANAGEMENT PRACTICES (BMP'S) SHALL CONTROL BOTH ONSITE WATER AND OFFSITE WATER ENTERING THE PROPOSED DEVELOPMENT AND SHALL PREVENT ANY SILTS AND/OR DEBRIS FROM ENTERING INTO THE PUBLIC STORM WATER SYSTEM.

### SLOPE ANALYSIS:

THE PROPERTY CONTAINS NO SLOPES GREATER THAT 15%.

### Retention Pond

Project: Preliminary Overland Phase C  
Location: Eagle Mountain, Utah  
Date: 12/3/2018  
Designer: Mathew Wangsgaard, E.I.T.



#### 100-Year Retention Sizing

##### Design Criteria

Intensity Table: Per NOAA Atlas 14  
Return Period: 100 year  
Allowable Discharge: 0.00 cfs/acre Per Eagle Mountain City Standards

##### Allowable Discharges

Storm Drain Discharge: 0.00 cfs  
Other Discharge: 0.00 cfs  
Total Discharge: 0 cfs

##### Weighted "C" Value

Surface Type	Area (sf)	"C" Value	C*A
Homes (rooftops)	398,000	0.90	358,200
Drives	87,560	0.80	70,048
Roadway and Sidewalk	519,402	0.85	441,492
Landscape	1,000,810	0.20	200,162
Totals	2,005,772		1,069,902

##### Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
min	in/hr		Ac	cfs	cf	cfs	cf	cf
15.0	3.62	0.53	46.05	88.91	80,022	0.00	0	80,022
30.0	2.44	0.53	46.05	59.93	107,874	0.00	0	107,874
60.0	1.51	0.53	46.05	37.09	133,517	0.00	0	133,517
120.0	0.80	0.53	46.05	19.65	141,475	0.00	0	141,475
180.0	0.54	0.53	46.05	13.26	143,243	0.00	0	143,243
360.0	0.28	0.53	46.05	6.88	148,548	0.00	0	148,548
720.0	0.15	0.53	46.05	3.68	159,159	0.00	0	159,159
1440.0	0.08	0.53	46.05	1.96	169,770	0.00	0	169,770

Maximum Storage Requirement: 169,770  
Maximum Storage Requirement (ac-ft): 3.90

##### Retention Basin Design

Storage Requirement: 169,770 cf  
Future Basin 1: 63,843 cf  
Basin C: 92,280 cf  
Basin B: 29,966 cf

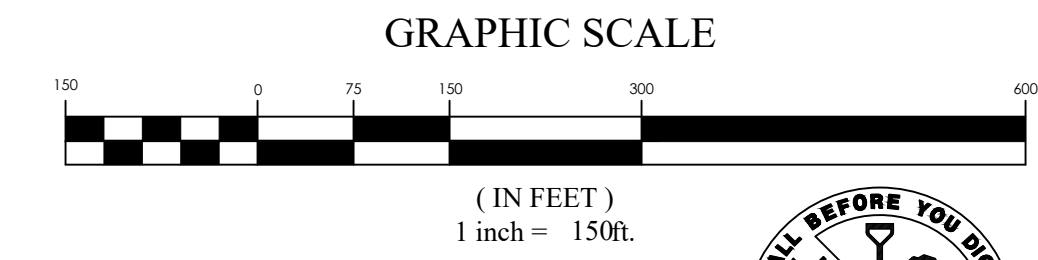
Total Storage Requirement: 111,366 cf

##### Notes:

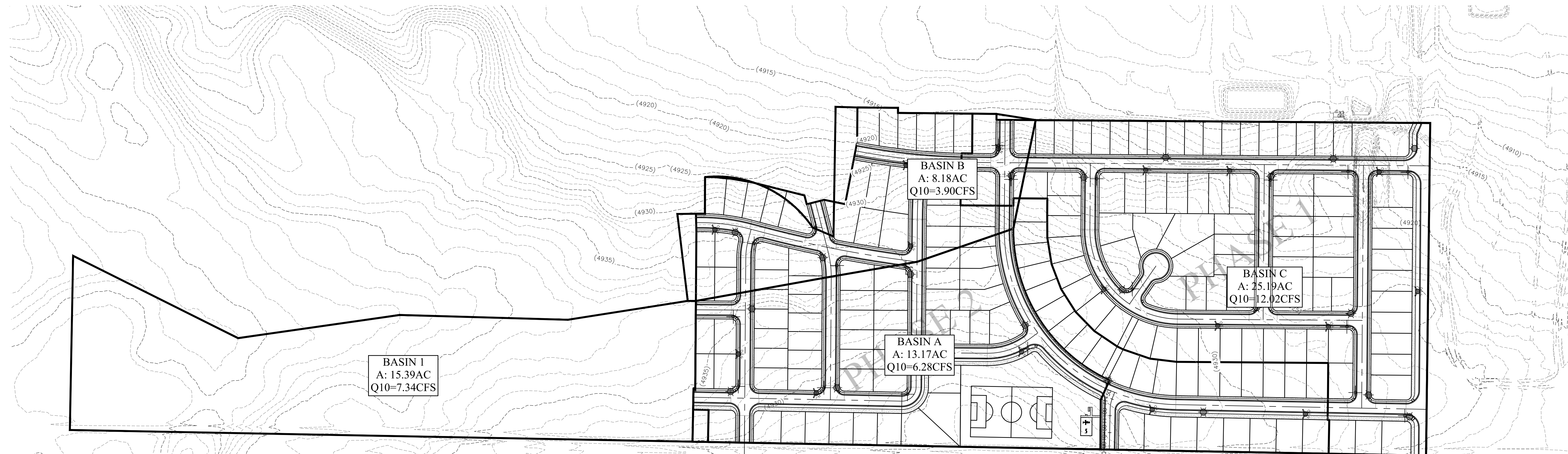
Basin C will be retained in Parcel C.  
Basin B will drain into Phase A Plat 3 and has been accounted for in previous calculations.  
Will be retained in Parcel A.

### LEGEND

—	BOUNDARY
—	ROW
—	CENTERLINE
—	LOT LINE
—	EASEMENT
—	15" STORM DRAIN
—	8" SANITARY SEWER
—	8" CULINARY WATER
—	8" SECONDARY WATER
—	CONTOUR MAJOR
—	CONTOUR MINOR
—	EXIST. STORM DRAIN
—	EXIST. SANITARY SEWER
—	EXIST. CULINARY WATER
—	EXIST. FENCE
—	EXIST. CONTOUR MAJOR
—	EXIST. CONTOUR MINOR
+	SIGN
+	STREET SIGN (W OR WO STOP SIGN)
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
+	SEWER MANHOLE
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+	WATER BLOW-OFF
+	FIRE HYDRANT
+	STREET MONUMENT (TO BE SET)
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+	EXIST. SD INLET & MH
+	EXIST. SEWER MH
+	EXIST. VALVE, TEE, & BEND
+	EXIST. FIRE HYDRANT
+	SPOT ELEVATION



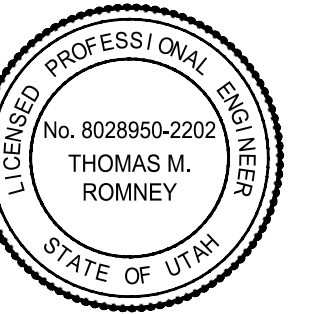
Basin	Area (CF)	Area (Acre)	C Value	Rainfall	Storage Required
Future Basin 1:	670575	15.39	0.6	0.74	63843
Basin C:	1109202	25.19	0.53	1.07	92280
Basin B:	366812	8.18	0.53	0.35	29966



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### PRELIMINARY DRAINAGE CALCULATIONS

Scale: 1"=150' Drawn: CMC  
Date: 01/29/19 Job #: 18-320  
Sheet:



**OVERLAND PHASE C**  
A PORTION OF THE SW 1/4 & THE SE 1/4 OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN EAGLE MOUNTAIN, UTAH  
**PRELIMINARY EROSION CONTROL PLAN**

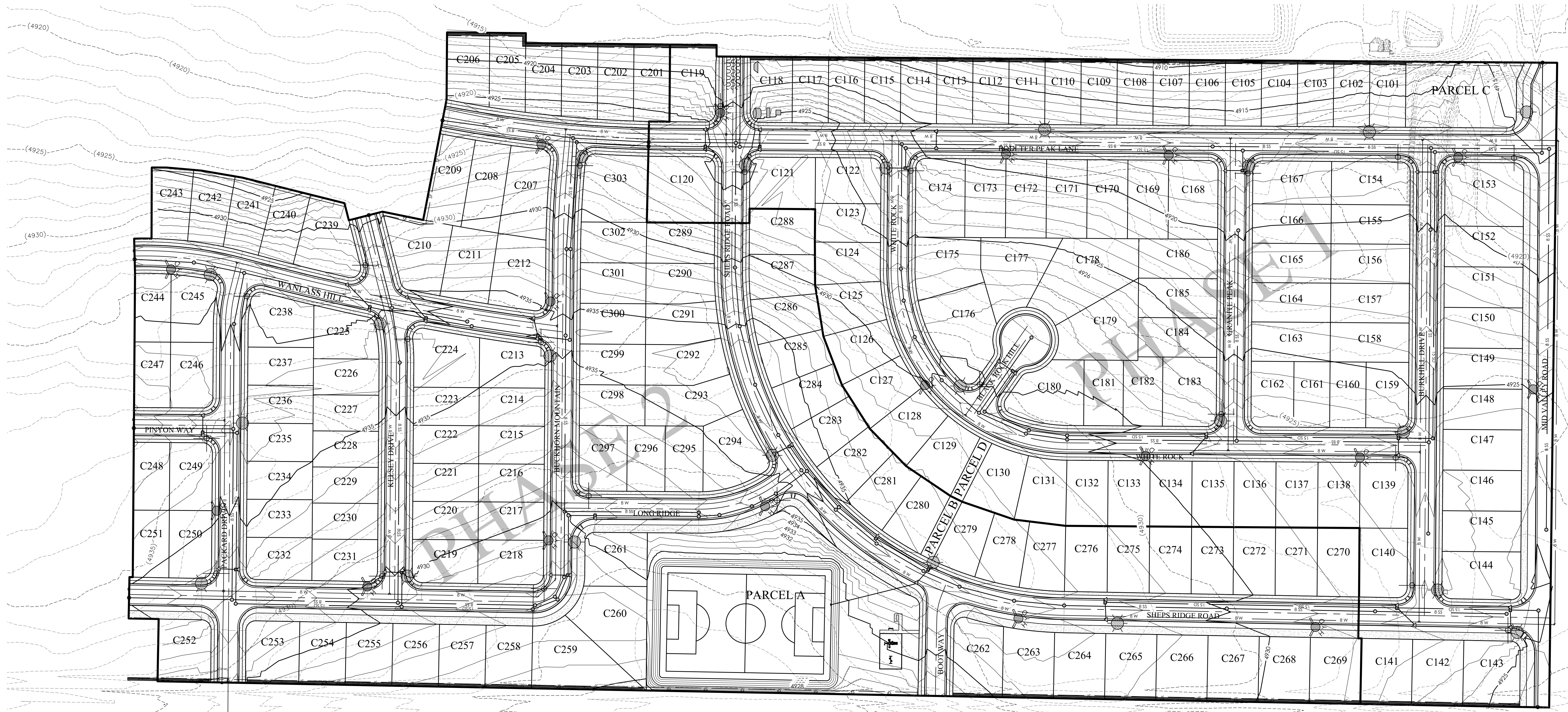
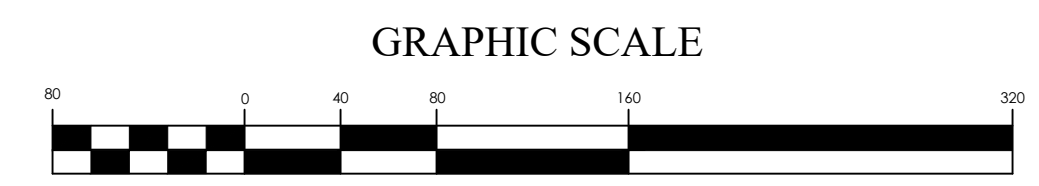
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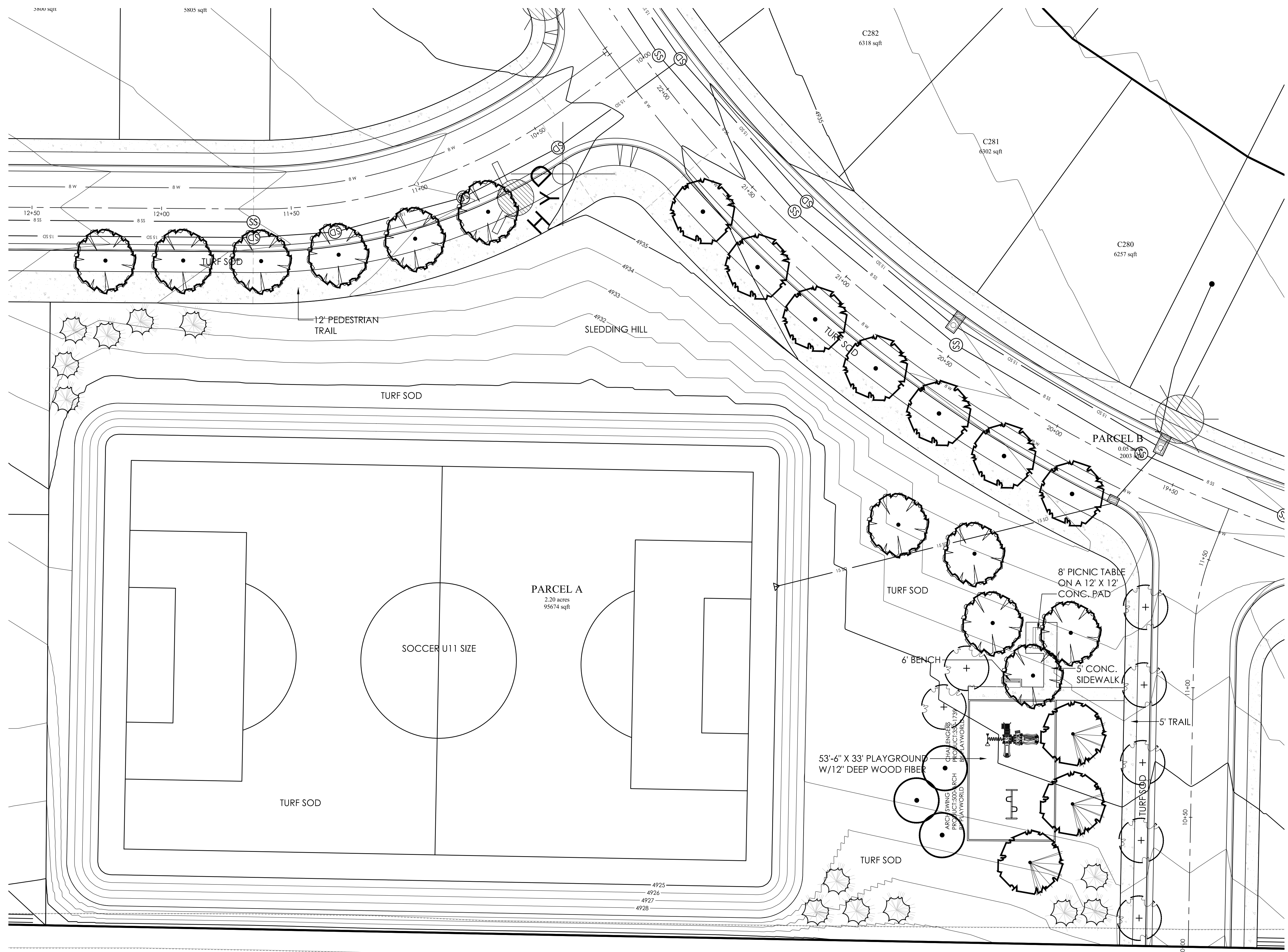
**PRELIMINARY EROSION CONTROL PLAN**

Scale: 1"=80' Drawn: CMC  
Date: 01/29/19 Job #: 18-320  
Sheet:

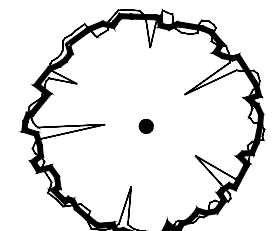
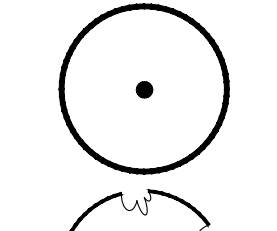
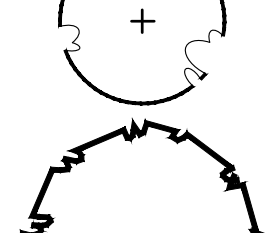
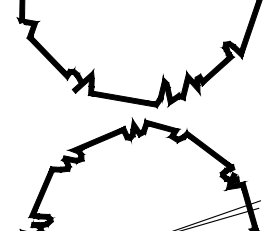
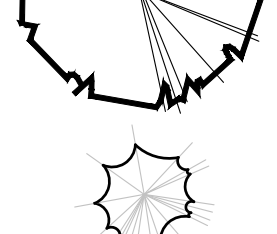

**EROSION CONTROL LEGEND**

- CONSTRUCTION ENTRANCE
- MATERIALS STORAGE
- FUEL TANKS
- CONCRETE WASHOUT
- TRASH BIN
- PORTABLE TOILET
- CONSTRUCTION TRAILER
- INLET PROTECTION
- SURFACE WATERS
- OUTFALL
- SILT FENCE
- CUTBACK CURB
- FIBER ROLL





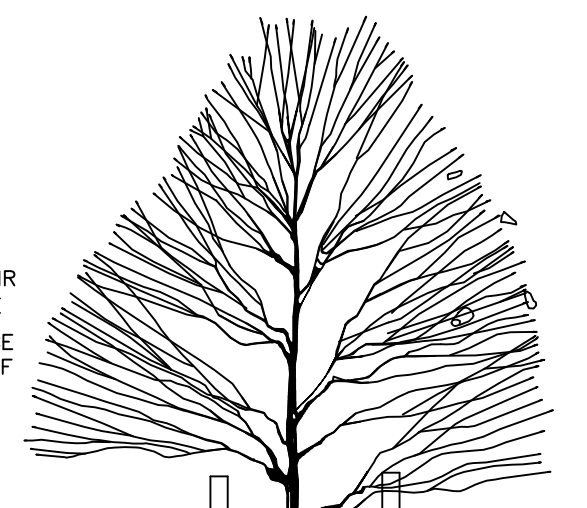
### TREE LEGEND

-  Fraxinus mandshurica (11 total)  
Mandshurian Ash 2" cal.
-  Malus 'Royal Raindrops' (3 total)  
Royal Raindrops Crab 1 1/2" cal.
-  Pyrus calleryana 'Redspire' (7 total)  
Redspire Flowering Pear 2" cal.
-  Tilia cordata 'Greenspire' (7 total)  
Greenspire Linden 2" cal.
-  Ulmus x 'Accolade' (3 total)  
Accolade Elm 1 1/2" cal.
-  Pinus leucodermis 'Heldreichii' (13 total)  
Bosnian Pine 5' ht.

### LANDSCAPE NOTES:

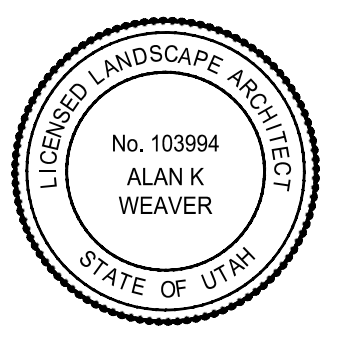
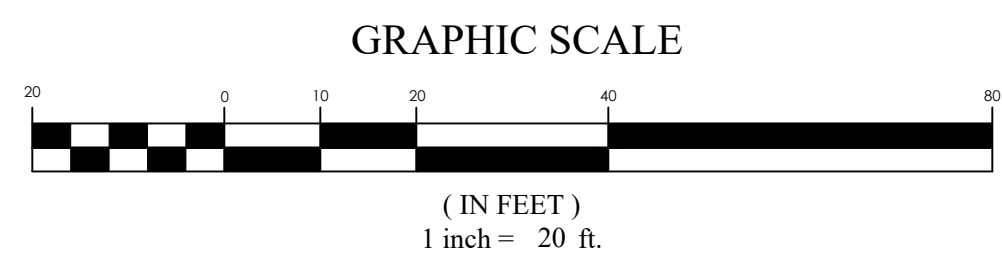
1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. TOTAL TREES REQUIRED: 2.20 ACRES X 20= 44 TREES

- PLANT SO THAT ROOT FLAIR IS AT OR 1" ABOVE GRADE
- PROVIDE 3" DIA. CLEARANCE AT BASE OF TREE, FREE OF ROCK AND TURF.



- RUBBER CINCH SECURED TO STAKE
- (2) HARDWOOD STAKES 2" X 2" DRIVEN (MIN. 18") FIRMLY INTO SUBGRADE
- REMOVE BURLAP FROM TOP 2/3 OF TREE BALL WHEN BAG. REMOVE WIRE BASKET. REMOVE STRING FROM TRUNK & BALL.
- BACKFILL PLANTING MIX: 4 PARTS TOP SOIL, 1 PART PEAT MOSS. WATER AND TAMP TO REMOVE AIR POCKETS. BRING LEVEL TO FINISH GRADE.
- 3" MULCH. KEEP MULCH 8" BACK FROM TRUNK.
- FORM SAUCER
- EXISTING SOIL
- 3 X BALL DIA.

### A TREE PLANTING & STAKING NOT TO SCALE



# OVERLAND PHASE C

A PORTION OF THE SW 1/4 & THE SE 1/4 OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN EAGLE MOUNTAIN, UTAH

## PARK LANDSCAPE PLAN

REVISION BLOCK	
#	DESCRIPTION
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23\_2018-18-320\_Overland Phase C.dwg 18-320.dwg/Sheet/L01 - PARK LANDSCAPE PLAN.dwg